
HISTORIC PRESERVATION REVIEW BOARD STAFF REPORT AND RECOMMENDATION

| | | |
|--------------------|---------------------------------------|--|
| Landmark/District: | Capitol Hill Historic District | <input type="checkbox"/> Agenda |
| Address: | 524 8th Street, SE | <input checked="" type="checkbox"/> Consent |
| | | <input checked="" type="checkbox"/> Concept |
| Meeting Date: | July 28, 2011 | <input checked="" type="checkbox"/> Alteration |
| Case Number: | 11-197 | <input type="checkbox"/> New Construction |
| Staff Reviewer: | Amanda Molson | <input type="checkbox"/> Demolition |
| | | <input type="checkbox"/> Subdivision |

Owner 524 Capitol Hill, LLC, with drawings prepared by Francisco A. Beltran, AIA, requests concept approval to raise the height of a previously approved rooftop addition at 524 8th Street, SE the Capitol Hill Historic District. The Board initially approved the project in March 2011.

Property Description

Constructed in three phases, 524 8th Street, SE includes an early frame building with a side gabled roof. As occurred occasionally in the early twentieth century, the setback between the frame building and the sidewalk was infilled with a shallow, two-story brick building. In more recent years, a deeper, two-story rear addition was added, and this renovation also included parging of the original frame building's side wall and extending the new addition across the width of the lot to close an open side court. The building's storefront was also reconstructed, with photos from 2004 showing two doors flanking a storefront bay rather than one off-set entrance as exists now.

Proposal

The applicants propose to house two separate restaurants in the building, with one occupying the ground level and another utilizing the second story and a new rooftop addition. In March, the Board approved storefront modifications to accommodate the ground-floor restaurant, along with a new rooftop mezzanine story to provide additional interior seating for the upstairs restaurant. During the preparation of construction documents prior to permitting, several factors necessitated increasing the height of the rooftop addition by an additional two feet. These include code requirements related to roof drainage, and ceiling clearances for mechanical units and steel framing members. The location of the mezzanine – situated only on the most recent addition to the building and set back approximately 17' from the termination of the early frame portion – remains unchanged.

Evaluation

Because the rooftop mezzanine continues to be visible from 8th Street, re-review by the community and the Board is warranted. The facts of the case that supported the visibility of the rooftop addition during the first review in March remain unchanged. The visual impact is still mitigated by locating the mezzanine on the newest portion of the structure, by taking advantage

of an existing parapet around the rear addition's roof to reduce the perceived height, and by utilizing a setback on the front elevation. Additionally, large expanses of glass along the mezzanine walls lighten the severity of the addition. The combination of these efforts still enables the addition, even with an increase in height, to read as a later, more minor feature of the building. Although the height increase does render the addition somewhat more visually obtrusive in street views than depicted in the March plans, it is not incompatible with the character of the historic building.

Recommendation

The HPO recommends that the Board approve the concept as consistent with the purposes of the preservation act and delegate final approval to staff.